



Expert Advisory Team Biographies

- 1) **Rick Jacobus and Joshua Abrams of Cornerstone Partnership:** Cornerstone Partnership is a national initiative managed by NCB Capital Impact and funded primarily by the Ford Foundation. Cornerstone's work is focused on identifying and disseminating information about best practices in affordable housing with an emphasis on programs that create and preserve long-term affordability. They have developed a detailed set of technical assistance tools including a comprehensive assessment framework which we have implemented with over 50 local programs.

Rick Jacobus is the founder of Cornerstone is a national expert in incentive and inclusionary housing and affordable homeownership. Prior to founding Cornerstone, Rick was a partner in Burlington Associates in Community Development, where he worked with nonprofit and public agencies across the country on the implementation of innovative affordable housing strategies.

- 2) **Kurt Creager of Otak, Inc in partnership with Paul Penninger:** Kurt Creager of Otak, Inc. in partnership with Paul Penninger. Kurt is Otak's Housing and Community Development Director with over 30 years of experience working with policy, program and project implementation. In recent years, he has focused on place making and community building through mixed-income and mixed use development projects in Seattle, Portland, Phoenix and Los Angeles areas. As a public official, Kurt has worked in planning and management positions responsible for local and regional land use, housing, economic development and environmental plans and policy. Kurt is Otak's Housing Market Leader and supports clients in North America, Middle East and North Africa (MENA).

Paul Penninger is a San Francisco-based urban planning and economics consultant specializing in housing policy, urban revitalization, development feasibility analysis and real estate transaction support. Before recently forming his own consulting practice, Paul was a principal with BAE Urban Economics leading a diverse range of projects in California, the Pacific Northwest, New York City and the Washington DC region. Paul's professional history also includes working as community development finance Program Officer for the Bay Area office of the Local Initiatives Support Coalition (LISC) and as Co-Policy Director for the Non-Profit Housing Association of Northern California. Since 2002, he has also served as a lecturer in urban economics for the Master of Urban Design program at UC Berkeley.

- 3) **David Rosen and Nora Lake Brown of David Rosen and Associates:** DRA is a national policy, finance and development advisory firm that has served public and private sector clients in 40 states, and more than 200 jurisdictions related to affordable housing, urban revitalization, sustainable development and renewable energy. They also have advised private sector clients on more than \$9 Billion in transactions and portfolios.

David Paul Rosen, Ph.D., is founder and Principal of David Paul Rosen & Associates (DRA). Dr. Rosen is nationally recognized in the field of affordable housing finance, policy, land use, analysis, negotiation, lending and investment strategic planning. Dr. Rosen has served as an economic and development advisor to numerous cities and agencies on long-term assignments. These include San Diego, Los Angeles City and County, San Jose, Chicago, Washington State, Sacramento, Oakland, Palo Alto, Fremont, Brea and Austin.

Dr. Rosen originated the concept of state housing trust funds (currently in 36 states) as a source of capital for affordable housing. He is an acknowledged national expert, author and speaker on all forms of affordable housing finance.